Agenda	Item	No.

File Code No. 620.01



CITY OF SANTA BARBARA

COUNCIL ACTING AS SUCCESSOR AGENCY TO THE CITY OF SANTA BARBARA REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: May 1, 2012

TO: Mayor and Councilmembers

FROM: Community Development Department

SUBJECT: Adoption Of Second Recognized Obligation Payment Schedule And

Redevelopment Obligation Retirement Fund Proposed Budget For

The Period Of July 1, 2012, To December 31, 2012

RECOMMENDATION: That Council, acting as the Successor Agency to the City of Santa Barbara Redevelopment Agency:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara, Acting as Successor Agency to the City of Santa Barbara Redevelopment Agency, Adopting the Second Recognized Obligation Payment Schedule for the Period of July 1, 2012, to December 31, 2012; and
- B. Approve the Redevelopment Obligation Retirement Fund Proposed Budget for the Period of July 1, 2012, to December 31, 2012.

DISCUSSION:

On January 10, 2012, the City Council designated itself as the successor agency to the Redevelopment Agency of the City of Santa Barbara. On January 31, 2012, in its final formal act, the Redevelopment Agency of the City of Santa Barbara adopted an enforceable obligation payment schedule (EOPS) to comply with AB X1 26 (the "Dissolution Act"). The Dissolution Act further required that a successor agency prepare an Initial Draft Recognized Obligation Payment Schedule (ROPS) by March 1, 2012. This Initial Draft ROPS was prepared and submitted to the County Auditor, the State Controller's Office and the State Department of Finance on February 28, 2012. The Initial Draft ROPS is a schedule of obligations that replaces the interim EOPS and, as with the EOPS, the Initial Draft ROPS must list and provide specific information as to each obligation that a successor agency is obligated to pay. The Initial Draft ROPS covered the time period between February 1, 2012 and June 30, 2012.

Council Agenda Report
Adoption Of Second Recognized Obligation Payment Schedule And Redevelopment
Obligation Retirement Fund Proposed Budget For The Period Of July 1, 2012, To
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A Preliminary Recognized Obligation Payment Schedule (PROPS) was adopted by the Successor Agency to the City of Santa Barbara Redevelopment Agency on April 10, 2012 and submitted to the County Auditor Controller, State Controller's Office and the State Department of Finance on April 12, 2012. The PROPS covered the time period of January 1, 2012 to June 30, 2012.

The Second Recognized Obligation Payment Schedule covers the period from July 1, 2012, to December 31, 2012. Upon approval by the Successor Agency, the Second ROPS will be considered by the Oversight Board at a future meeting. Upon approval by the Oversight Board the Second ROPS will be submitted to the State Department of Finance, the County Auditor Controller, and the State Controller's Office.

<u>Proposed Administrative Budget: Period of July 1, 2012 through December 31, 2012 of Fiscal Year 2013</u>

The proposed Administrative Budget will cover the period of July 1, 2012 through December 31, 2012. It includes personnel costs of employees administering the dissolution of the RDA and transferring remaining assets to the Successor Agency, ongoing legal costs pertaining to the dissolution of the RDA, supplies and materials, and other maintenance and support costs.

The Successor Agency may receive an administrative allowance to fund administrative costs, subject to approval by the Oversight Board. This allowance is based on a percentage applied to property tax allocated to the successor agency to fund the ROPS; three percent for Fiscal Year 2013, and each year thereafter. This amount shall not be less than \$250,000 for any fiscal year, unless negotiated by the Successor Agency and Oversight Board. At a minimum, the Successor Agency will be eligible for an administrative allowance of \$250,000. The total administrative budget for the period of July 1, 2012 through December 31, 2012 is \$125,000, see attachment for additional details.

BUDGET/FINANCIAL INFORMATION:

There are no direct financial impacts to approving the Second ROPS as these are already current obligations of the Redevelopment Agency.

ATTACHMENTS: 1. Second Recognized Obligation Schedule

2. Proposed Administrative Budget – July 1, 2012 through December 31, 2012

PREPARED/SUBMITTED BY: Brian J. Bosse, Housing Manager

APPROVED BY: City Administrator's Office

Name of Redevelopment Agency: Redevelopment Agency of the City of Santa Barbara Project Area: Central City Redevelopment Project Area (CCRP)

Date: July 1, 2012 through December 31, 2012

SECOND RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177 (*)

						171220	-	11011 34 177	\ /											
			Payee, Contract # (not										 Pay	mei	nts by M	lont	:h			
			all inclusive, please			Total		Total Due												
	***	Project Name / Debt	refer to project binders for comprehensive list)		0	utstanding Debt or		uring Fiscal riod 07-1-12												
	Source	Obligation	and Date	Description	(Obligation	to	12-31-12		July	Α	August	Sept.		Oct.		Nov.	Dec.		Total
1	RPTTF	Tax Allocation Bonds Series 2001 A Indenture	Bank of New York-Mellon Trust	Required debt service payments on 2001A TA Bond Indenture	\$	31,885,365	\$	3,915,583			\$	-		\$	-	\$	-	\$ 3,915,583	\$	3,915,583
2	RPTTF	Tax Allocation Bonds Series 2003 A Indenture	Bank of New York-Mellon Trust	Required debt service payments on 2003A TA Bond Indenture	\$	20,706,535	\$	2,550,728			\$	-		\$	-	\$	-	\$ 2,550,728	\$:	2,550,728
3	RPTTF LMIHF	Tax Allocation Bonds Series 2004 Indenture	Bank of New York-Mellon Trust	Required debt service payments on 2004 TA Bond Indenture for St. Vincent's	\$	4,425,823	\$	60,133			\$	-	\$ -	\$	-	\$	-	\$ 60,133	\$	60,133
4	RPTTF LMIHF	Fiscal Agent Charges	TBD	Required for 2001A, 2003A, 2004 Bonds	\$	84,000	\$				\$	-	\$ -	\$	-	\$	-		\$	
5	RPTTF LMIHF	Mandated Annual Financial Report Preparation	TBD	Required on annual basis	\$	28,000					\$	-	\$ -	\$	-	\$	-	\$ -	\$	1
6		Intentionally Blank	Intentionally Blank	Intentionally Blank																
7	RPTTF	CCRP Required Transportation Mitigation	Metropolitan Transit District	Central City Redevelopment Project Area Required CEQA Mitigation Measure per Final Environmental Impact Report January 1977	\$	900,000	\$	150,000	\$	25,000	\$	25,000	\$ 25,000	\$	25,000	\$	25,000	\$ 25,000	\$	150,000
8		State of California Required Groundwater Monitoring	Various, PW Environmental #385169 3/29/11	State of California Required Groundwater Monitoring	65	18,018	\$	1	\$	1	\$	-	\$ -	\$	-	69	-		\$	1
9	RPTTF	Paseo Nuevo Property Management Obligations	I&G Real Estate	Required property management obligations for Paseo Nuevo Mall required by Paseo Nuevo Disposition and Development Agreement dated November 23, 1987	\$	180,000	\$	30,000	\$	5,000	\$	5,000	\$ 5,000	\$	5,000	\$	5,000	\$ 5,000	\$	30,000
10	ADMIN	Successor Agency Administrative Budget	City of Santa Barbara per AB X1 26 Section 34171.b.	Administration and operation of the redevelopment agency obligations per the 2003 Multi- Year Agreement and AB X1 26 Section 34171.b.	\$	1,750,000	\$	125,000	\$	20,833	\$	20,833	\$ 20,833	\$	20,833	\$	20,833	\$ 20,835	\$	125,000
11	RPTTF	CCRP Restorative Policing & Safety Program	City of Santa Barbara Police Department	3-Year Agreement for pilot program to increase safety in CCRP in compliance with 2003 Multi-Year Agreement and 2011 Cooperation Agreement #543 6/21/11	\$	704,136	\$	176,034	\$	29,339	\$	29,339	\$ 29,339	\$	29,339	\$	29,339	\$ 29,339	\$	176,034
12	RPTTF	Chase Palm Park Lighting/Electrical Upgrade	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$	329,333	\$	-	\$	-	\$		\$ 	\$		\$	-	\$ -	\$	
13	RPTTF	Plaza del Mar Restroom Renovation	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$	35,333	\$	-	\$	-	\$	-	\$ -	\$	-	\$	-	\$ -	\$	-

								Payments by Month												
			Payee, Contract # (not all inclusive, please		Total	Total D	Due						. ay				•		Ĭ	
			refer to project binders		utstanding	During F														
	*** Source	Project Name / Debt Obligation	for comprehensive list) and Date	Description	Debt or Obligation	Period 07 to 12-31			July	Α	ugust	5	Sept.		Oct.	N	lov.	Dec.		Total
14	RPTTF	Pershing Park Restroom Renovation	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$ 20,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
15	RPTTF	Police Department Headquarters Development		Engineering, design and construction of new Police Department Headquarters in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #548 6/21/11																
	RPTTF	Police Department Construction	TBD	Construction of new Police Department Headquarters	\$ 14,042,370	\$	-												\$	-
16	RPTTF	Police Depart. Annex- Lease Cost	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
17	RPTTF	Fire Station - 925 de la Vina Rental Costs	Amita Limited LLC Lease Agreement #22,538 11/07 - 10/12	Construction related tenancy and in compliance with 2011 Cooperation Agreement #550 6/21/11	\$ 83,000	\$ 8	3,000	\$	20,750	69	20,750	\$	20,750	\$	20,750	69	-	\$ -	\$	83,000
18	RPTTF	Parking Lot Construction Fund	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
19	RPTTF	Library Plaza Renovation	Campbell & Campbell Design #999536 2/15/11 and construction TBD	Contracted design services for renovation of Library Plaza in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #553 6/21/11	\$ 2,025,469	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
20	RPTTF	Lower West Downtown Street Lights Phase I	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	0		0	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
21	RPTTF	Cabrillo Pavilion Arts Center Assessment Study	GreenPlay #23,827 6/28/11 , KBZ Architects #23,862 9/9/11, City of Santa Barbara	Contracts for the development of a structural assessment, business plan and project management in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement	\$ 6,462,255		0	\$		\$	-	\$,	\$		\$	-	\$ -	\$	-
22	RPTFF	Community Arts Workshop (Additional Funding)	TBD	Facility Renovation and Conversion to Community Arts Workshop per approved design in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #565	\$ 1,000,000	\$	-			\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
23	LMIHF	Affordable Housing- Administrative Budget	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-

			Payee, Contract # (not				Payments by Month												
	*** Source	Project Name / Debt Obligation	all inclusive, please refer to project binders for comprehensive list) and Date	Description	Total utstanding Debt or Obligation	Total Due During Fiscal Period 07-1-12 to 12-31-12	2	July	Αι	ıgust	Se	pt.	C	Oct.	N	lov.	Dec.	To	otal
24	RPTTF	Downtown Sidewalk Improvements	City of Santa Barbara and TBD	Design and engineering of sidewalk improvements on sidestreets in downtown core in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 2,155,000	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
25	RPTTF	Required Seismic Upgrades to Parking Structures 2, 9, and 10	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
26	RPTTF	West Downtown Improvement Program	City of Santa Barbara and TBD	Various improvements to westside of the CCRP in compliance with the obligations set forth in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #555 6/21/11	\$ 288,559	\$ -			\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
27	RPTTF	Carrillo Recreation- Center Renovation	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
28	RPTTF	Chase Palm Park Wisteria Arbor	City of Santa Barbara and TBD	Required per development Agremeent with Fess Parker Family Trust in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 835,000	\$ -			\$	-	\$	-	\$	-	\$	-	\$ -	\$	
29	RPTTF	Lower State Street Sidewalk Renovation	City of Santa Barbara TBD	Development obligation with La Entrada Project and in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 335,000	\$ -			\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
30	RPTTF	Fire Department- Adminstration Annex	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
31	RPTTF	Helena Parking Lot- Construction- Development- Agreement Obligation	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
32	RPTTF	Mission Creek Flood Control Park Development	TBD	Development of park in heavily populated West downtown in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 753,922	\$ -			\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
33	RPTTF	West Beach Pedestrian Improvement Project	DELETE	To be funded as part of First ROPS (January 1, 2012 through June 30, 2012)	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-

			Payee, Contract # (not				Payments by Month												
	*** Source	Project Name / Debt Obligation	all inclusive, please refer to project binders for comprehensive list) and Date	Description	Total utstanding Debt or Obligation	Total Due During Fiscal Period 07-1-12 to 12-31-12	July	A	August	s	ept.		Oct.	١	Nov.	D	ec.	1	- otal
34		PSHHC Housing Development	Peoples Self-Help Housing Corporation	Development of affordable housing complex. Land previously aquired with \$2,000,000 RDA Tax Increment in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #541 6/28/11	\$ 2,200,000	\$ -		\$	-	\$	-	\$	-	\$	-			↔	-
35		Mission Creek Flood Control Improvements at Train Depot	TBD	Property acquisition and project development in cooperation and cost-sharing with Santa Barbara County Flood Control in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$ 2,500,000	\$ -		\$	-	\$	-	\$	-	\$	-	\$,	\$	-
36	2003A Bond	Library Renovation (Children's Section and Lower Level)	TBD	Children's Section Remodel and new ADA Restrooms in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #564 6/21/11	\$ 550,000	\$ -		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
37	2003A Bond	Plaza de la Guerra Infrastructure Improvements	Campbell & Campbell Design #999467 8/17/06, #999521 3/1/10 and Construction TBD	Design contract for renovation of historic plaza in downtown Santa Barbara in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement	\$ 2,332,970	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
39		West Downtown Lighting Project - Phase II	City of Santa Barbara and TBD	Construction and Project Management of the West Downtown Street Lighting Project Phase II in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #563 6/21/11	\$ 736,348	\$ 25,000		\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	25,000
39		West Downtown Lighting Project - Phase III	City of Santa Barbara and TBD	Construction and Project Management of the West Downtown Street Lighting Project Phase III in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #563 6/21/11	\$ 736,348	\$ 25,000		\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	25,000

			Payee, Contract # (not					Payments by Month													
	*** Source	Project Name / Debt Obligation	all inclusive, please refer to project binders for comprehensive list) and Date	Description	Out	Total tstanding Debt or bligation	Total Due During Fiscal Period 07-1-12 to 12-31-12	Jul	у	Aug	ust	Sept.		0	ct.	N	ov.	[Dec.		Total
40	2003A Bond			Design and construction contract for renovation of heavily-used park restroom in compliance with the obligations set forth in the 2003 Multi-Year Agreement	\$	2,862	\$ -			\$	-	\$		\$	1	\$	-	\$	-	\$	-
41	2003A Bond		Ensemble Theater Company	Grant agreement for the renovation of the historic Victoria Theatre in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement/Grant Agreement #540 6/21/11	\$	1,000,000	\$ -			\$	-	\$		\$	-	\$	-	\$	-	\$	-
42	Rond	Police Department Headquarters Development		Engineering, design and construction of new Police Department Headquarters in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #548 6/21/11																	
42E	2003A Bond	911 Call Center Design	Coffman Engineers #23,438 on 5/18/10, Inc & Leach & Mounce #23,867 on 8/23/11 and #23,909 on 8/25/11	Engineering & Architectural Design in compliance with the obligations set forth in the 2003 Multi-Year Agreement and 2011 Cooperation Agreement #548 6/21/11	\$	26,894	\$ 26,894	\$	-	\$	8,965	\$ 8,9	965	\$	8,965	\$	-	\$	-	\$	26,894
420	2003A Bond	911 Call Center Construction	TBD	Construction of Call Center	\$	2,000,000	\$ -			\$	-	\$		\$	-	\$	-	\$	-	\$	-
420	2003A Bond		Leach & Mounce #23,863 11-2-11	Architectural Design & Engineering at \$283,031, remainder for construction	\$	3,215,431	\$ -	\$	-	\$	-	\$		\$	-	\$	-	\$	-	\$	-

\$104,347,971 \$ 7,167,372 \$ 100,922 \$ 119,887 \$ 119,887 \$ 119,887 \$ 90,172 \$ 6,616,618 \$ 7,167,372

RPTTF - Redevelopment Property Tax Trust Fund LMIHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc

^{*} The Preliminary Recognized Obligation Payment Schedule (ROPS) is to be completed by the successor agency, and audited by the County and subsequently be approved by the Oversight Board.

^{**} All totals due during fiscal year and payment amounts are projected.

^{***} Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean "reserves" or tax increment allocated to the Agency prior to February 1, 2012.)

Proposed Administrative Budget – July 1, 2012 through December 31, 2012

Object	Project	Description	FY 2013 Budget	Jul - Dec
41310		PROPERTY TAXES	\$250,000	\$125,000
	*****	TOTAL TAXES	\$250,000	\$125,000
46820		PAYROLL & OTHER REIMB - RDA	\$0	\$0
	*****	TOTAL INTERFUND CHGS/REIMB	\$0	\$0
		TOTAL REVENUE	\$250,000	\$125,000
51011		SALARIES-PERMANENT	\$98,333	\$49,167
51020		RETIREE MEDICAL	\$1,959	\$980
51021		BENEFITS-GRP. INSURANCE	\$13,497	\$6,749
51022		BENEFITS-RETIREMENT	\$22,182	\$11,091
51023		BENEFITS-WORKERS COMP/UNEMP.	\$2,992	\$1,496
51024		MEDICARE	\$1,529	\$765
	*****	TOTAL SALARY AND BENEFITS	\$140,492	\$70,246
52110		OFFICE SUPPLIES & EXPENSE	\$1,778	\$889
52190		SPECIAL SUPPLIES AND EXPENSES	\$3,000	\$1,500
52330		EQUIPMENT REPAIR	\$500	\$250
52420		LEGAL SERVICES	\$84,456	\$42,228
52510		MEETING & TRAVEL	\$1,500	\$750
52525		VEHICLE ALLOWANCE	\$0	\$0
52620		PRINTING & BINDING	\$2,500	\$1,250
52640		POSTAGE/DELIVERY	\$274	\$137
52410	002614	CAFR PREPARATION	\$3,500	\$1,750
52410	002619	ANNUAL FINANCIAL AUDIT	\$12,000	\$6,000
	*****	TOTAL MATERIALS	\$109,508	\$54,754
		TOTAL EXPENSE	\$250,000	\$125,000
		Net Total for 2125	\$0	\$0
		Net Total for Fund 121	\$0	\$0